Instructions: Content to be Included in an Early Design Guidance (EDG) Packet

All packets should be 11x17. Include simple and clear graphic materials, along with text, illustrating:

1) Statement of the **DEVELOPMENT OBJECTIVES** for the site.
   a. <u>Approximate</u> number of units, amount of commercial square footage, and amount of parking

2) Analysis of the **URBAN DESIGN OPPORTUNITIES AND CONSTRAINTS.**
   b. Vicinity map indicating surrounding uses, structures and zoning
   c. Axonometric drawing, or other three dimensional drawing or photos, of the surrounding built environment in at least a 9 block area. Include brief narrative stating what design cues can be gleaned from the drawings or photos in developing design alternatives and incorporating architectural references.
   d. Aerial photograph
   e. Photomontage of streetscape (both sides of the street)

   On the above graphics, where appropriate:
   - identify major factors such as views, barriers and traffic flows that affect the site
   - call out major building types and names

3) List of the **CITY'S DESIGN GUIDELINES** the applicant thinks are the most important for the project to address.

4) Analysis of the **SITE.**
   a. map of zoning, existing uses and structures
   b. topography and tree survey
   c. site photos
   d. map of access opportunities and constraints

5) Presentation of **THREE FEASIBLE ALTERNATIVE ARCHITECTURAL CONCEPTS** (e.g. siting, massing, open space, façade treatments, access, or concepts) in the same graphic context. One of the three architectural concepts should be a <u>code-complying scheme</u>.

   a. For each of the three concepts, list the pros and cons.
   b. <u>Do not</u> include detailed parking layouts and floor plans.

6) Statement of potential development standard **DEPARTURES**
   a) a summary matrix of the departure requests, stating code standard and amounts, proposed amount and a rationale statement on how the proposed design intends to meet City's design guidelines

To see examples of packets, go to the Public Resource Center on Floor 20 of the Seattle Municipal Tower, 700 5th Ave., Seattle or visit www.seattle.gov/designreview